

## Ordinance No. 110235

WP

AN ORDINANCE relating to land use and zoning; approving preliminary plans for a residential planned unit development on a 32.198 acre site located north of North 115th Street and South of North 120th Street, generally between Stone Avenue North and Meridian Avenue North (Application of Northwest Hospital) and amending plat 225E, page 14 of the Official Zoning Map of the City of Seattle (page 24-231, Seattle Municipal Code).

10/27/81 - UDH PASS

COMPTROLLER  
FILE NUMBER

## Council Bill No. 102678

INTRODUCED:	OCT 26 1981	BY:	Hildt
REFERRED:	OCT 26 1981	TO:	UDH
REFERRED:			
REFERRED:			
REPORTED:	NOV 02 1981	SECOND READING:	NOV 02 1981
THIRD READING:	NOV 02 1981	SIGNED:	NOV 02 1981
PRESENTED TO MAYOR:	NOV 03 1981	APPROVED:	NOV 13 1981
RETD. TO CITY CLERK:	NOV 13 1981	PUBLISHED:	
VETOED BY MAYOR:		VETO PUBLISHED:	
PASSED OVER VETO:	OK	VETO SUSTAINED:	

Unanimous Vote

YES..... NO.....

*Law Department*

*SEE BACK COVER*

LAW DEPARTMENT

Ord. 110714 -Amends Sec 1 to correct an error in the legal description.



*-Law Dept-*

ORDINANCE 110235

AN ORDINANCE relating to land use and zoning; approving preliminary plans for a residential planned unit development on a 32.198 acre site located north of North 115th Street and South of North 120th Street, generally between Stone Avenue North and Meridian Avenue North (Application of Northwest Hospital) and amending plat 225E, page 14 of the Official Zoning Map of the City of Seattle (page 24-231, Seattle Municipal Code).

WHEREAS, an application was filed with the City of Seattle, Department of Construction and Land Use (DCLU) by Waldron, Pomeroy, Polk and Smith, Architects for Northwest Hospital, seeking approval of a residential planned unit development for the properties described in Section 1 herein, pursuant to the provisions of the Zoning Regulations (Title 24) of the Seattle Municipal Code; and

WHEREAS, the Director of DCLU has recommended that the preliminary plans for said residential planned unit development be approved, subject to certain conditions; and

WHEREAS, the Urban Development and Housing Committee of the City Council examined the application and the report and recommendation of the Director, DCLU, received public comment and held a public hearing on the matter, viewed the site and the surrounding neighborhood, and recommended that the preliminary plans be approved for the reasons stated in the report of the Director of Construction and Land Use, dated July 31, 1981, subject to certain additional conditions; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Preliminary plans contained in C.F. 290815 for a residential planned unit development upon the following described property:

That portion of the southeast quarter of the northeast quarter of Section 30, Township 26, North, Range 4 East, W.M., described as follows;

BEGINNING at the northeast corner of said subdivision, and running thence westerly along the northerly line thereof, 350 feet to the true point of beginning of the tract herein described;

1           THENCE continuing westerly along said  
2           northerly line to the northwest corner of  
3           said subdivision;

4           THENCE southerly along the westerly line  
5           of said subdivision to the northerly  
6           margin of North 115th Street, as conveyed  
7           to King County by deed recorded under  
8           Auditor's File No. 2193702, records of  
9           said county;

10          THENCE easterly along said northerly  
11          margin of North 115th Street to a point  
12          160 feet westerly from the easterly line  
13          of said subdivision;

14          THENCE Northerly parallel to the easterly  
15          line of said subdivision, 200 feet to the  
16          southerly margin of North 116th Street,  
17          as shown in Huntoon's Haller Lake  
18          Addition, as per plat recorded in Volume  
19          36 of Plats, Page 36, records of King  
20          county;

21          THENCE westerly along said southerly  
22          margin of North 116th Street, 25 feet to  
23          the southwest corner of said plat;

24          THENCE north 00°29'56" east, along said  
25          street, to the true point of beginning;

26          EXCEPT the north 30 feet thereof deeded  
27          to the City of Seattle for street pur-  
28          poses by deed recorded under Auditor's  
            File No. 4898294, records of King county.

are hereby approved, subject to the conditions recommended by  
the Urban Development and Housing Committee as set forth in  
Section 2 of this Ordinance, provided the time for substantial completion  
of the planned unit development shall be ten years from  
the effective date of this Ordinance. Plat 225E, page 14 of  
the Official Zoning Map of the City of Seattle (page 24-231,  
Seattle Municipal Code) is hereby amended to indicate the  
boundaries of such planned unit development as shown on  
Exhibit "A", and the City Clerk is directed to place a copy of  
said Exhibit "A" in a volume entitled "Zoning Map Amendments"  
and to reference C.F. 290815 on such copy and the number of  
this Ordinance.

1           Section 2. The following conditions are hereby imposed:

2           1. Northwest Hospital shall execute an easement for  
3 underground and surface rights to the City of Seattle for  
4 electrical vaults as required by City Light for requested  
5 service.

6           2. Northwest Hospital shall provide the following  
7 fire safety items:

8           A. Vertical clearance for all access roads  
9 needed for fire protection of at least thirteen feet six  
10 inches;

11           B. Fire lane at least twelve feet wide with a  
12 50 ft. wide outside and 25 ft. inside curb turning radius  
13 through the parking lot located on the west side of the pro-  
14 posed Medical Office Building;

15           C. Fire hydrants producing the I.S.O. fire  
16 flow and located so that all portions of the building are  
17 within reach of hose lines not over 500 ft. long.

18           3. Installation, at the applicant's expense, of a  
19 sidewalk connection meeting Engineering Department standards  
20 between the new main entrance on the north side of N. 115th  
21 St. to facilitate pedestrian movements to and from the bus  
22 route.

23           4. A. Access to the Progressive Care Center only  
24 shall be provided at all times at North 120th Street.

25           B. Access to and from the site from its  
26 western boundary shall be closed to all vehicles except  
27 emergency fire fighting vehicles. Removable bollards or shear  
28 posts shall be installed.

          C. The City Traffic Engineering Division will  
monitor traffic conditions at the intersection of N. 115th

1 Street and Meridian Avenue North during its regular review of  
2 traffic capacity and hazard problems. In the event that the  
3 level of service at this intersection has deteriorated because  
4 of hazardous conditions so as to require upgrading of the  
5 intersection within twelve months following total occupancy of  
6 the project (i.e., including construction of the additional  
7 three stories to the existing 3-story Medical Arts Building),  
8 the necessary intersection improvements shall be made at the  
Northwest Hospital's expense.

9 5. Northwest Hospital shall establish a  
10 carpool/vanpool program which will include the following  
11 elements available to all occupants of the planned unit  
12 development:

13 A. Designation of carpool/vanpool spaces at  
14 desirable locations throughout the site on an as-needed basis;

15 B. Dissemination of information regarding the  
16 Seattle/King County Commuter Pool Program;

17 C. Sponsorship of semi-annual transit-carpool  
18 information days in cooperation with the Seattle Commuter Pool  
Program and METRO Transit;

19 D. Installation and maintenance of at least  
20 one central location for transit route maps and information  
21 regarding the location of nearby bus stops;

22 E. A Transportation Coordinator shall be  
23 designated, who shall publicize and monitor the  
24 carpool/vanpool program.

25 6. Northwest Hospital shall improve directional  
26 signage along streets leading to the hospital entrances as  
27 follows:  
28

1           A. Remove the signs at the intersection of  
2 N. 120th Street/Meridian Avenue N. as soon as the N. 120th  
3 Street entrances are closed;

4           B. Install directional signs at the intersec-  
5 tions of 1st Avenue N.E./N.E. Northgate Way and Corliss Avenue  
6 N./N. Northgate Way indicating travel direction to N.W.  
7 Hospital with minimum disruption of local traffic routes;

8           C. Install directional signs at the intersec-  
9 tion of N. Northgate Way/Meridian Avenue N. indicating direc-  
10 tion of travel to the Hospital for both eastbound and west-  
11 bound traffic on N. Northgate Way.

12 The applicant shall secure approval of all signs from the  
13 Seattle Engineering Department and shall consult with the  
14 Puget Sound Health Systems Agency regarding approval, place-  
15 ment and installation of any permitted new directional signs.

16           7. Northwest Hospital shall advise the construction  
17 operators and supervisors in writing that noise control and  
18 reduction of construction impacts are of particular concern  
19 and importance. The letter shall require the following miti-  
20 gating measures:

21           A. The use of noisy equipment shall be limited  
22 to hours between 7:00 a.m. and 6:00 p.m. on weekdays. Use of  
23 noisy equipment during permitted hours shall be scheduled by  
24 the contractors so as to minimize concurrent operations.

25           B. Electrical and hydraulic equipment shall be  
26 employed, where practicable, in preference to diesel or  
27 pneumatic equipment to minimize noise and air pollution.  
28 Equipment shall not be allowed to idle unnecessarily. Small  
acoustical barriers shall be placed around stationary equip-  
ment and places where noisy equipment is being operated.

1 C. During site preparation and construction,  
2 truck routes to and from the site shall be specified by the  
3 Traffic and Transportation Division of the Engineering  
4 Department. Truck trips shall be planned to avoid coincidence  
5 with peak period traffic. Traffic control personnel shall be  
6 on duty during excavation and construction activities.

7 D. A stream of water shall be directed at all  
8 sources of dust during construction to minimize air pollution.  
9 Care shall be taken to keep mud away from City streets by pro-  
10 viding for on-site wheel washing during construction, and by  
11 designating personnel specifically assigned to remove mud and  
12 debris from the streets on a regular basis.

13 E. Care shall be taken at all times to prevent  
14 obstruction of fire exits or access to fire protection equip-  
15 ment at the existing Northwest Hospital facilities.

16 F. Construction workers' vehicles will be  
17 parked on the site to minimize parking conflicts on adjacent  
18 streets.

19 8. Plans submitted for construction permits shall  
20 comply with all requirements of the Seattle Building Code and  
21 other pertinent laws and ordinances.

22 9. Excavation disposal sites shall be identified  
23 and approved as lawful by DCLU, Building Permit Division,  
24 prior to issuance of any grading or building permits.

25 10. Northwest Hospital shall comply with the miti-  
26 gating measures as set forth in the report and recommendation  
27 of the Director, DCLU, to minimize adverse environmental  
28 impacts identified in the project's environmental impact sta-  
tement.



1 Section 3. Applicant is hereby authorized to prepare  
2 final plans for the planned unit development which shall be  
3 filed with the Director, DCLU for approval within one year of  
4 the effective date of this Ordinance.


5 Section 4. Any act pursuant to the authority and prior to  
6 the effective date of this Ordinance is hereby ratified and  
7 confirmed.

8 Section 5. This ordinance shall take effect and be in  
9 force thirty days from and after its passage and approval, if  
10 approved by the Mayor; otherwise it shall take effect at the  
11 time it shall become a law under the provisions of the city  
12 charter.

13 Passed by the City Council the 2<sup>nd</sup> day of November,  
14 1981, and signed by me in open session in authentication of  
15 its passage this 2<sup>nd</sup> day of November, 1981.

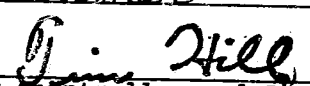
16   
17 President of the City Council

18 Approved by me this 13<sup>th</sup> day of November, 1981.

19   
20 acting Mayor

21 Filed by me this 16<sup>th</sup> day of November, 1981.

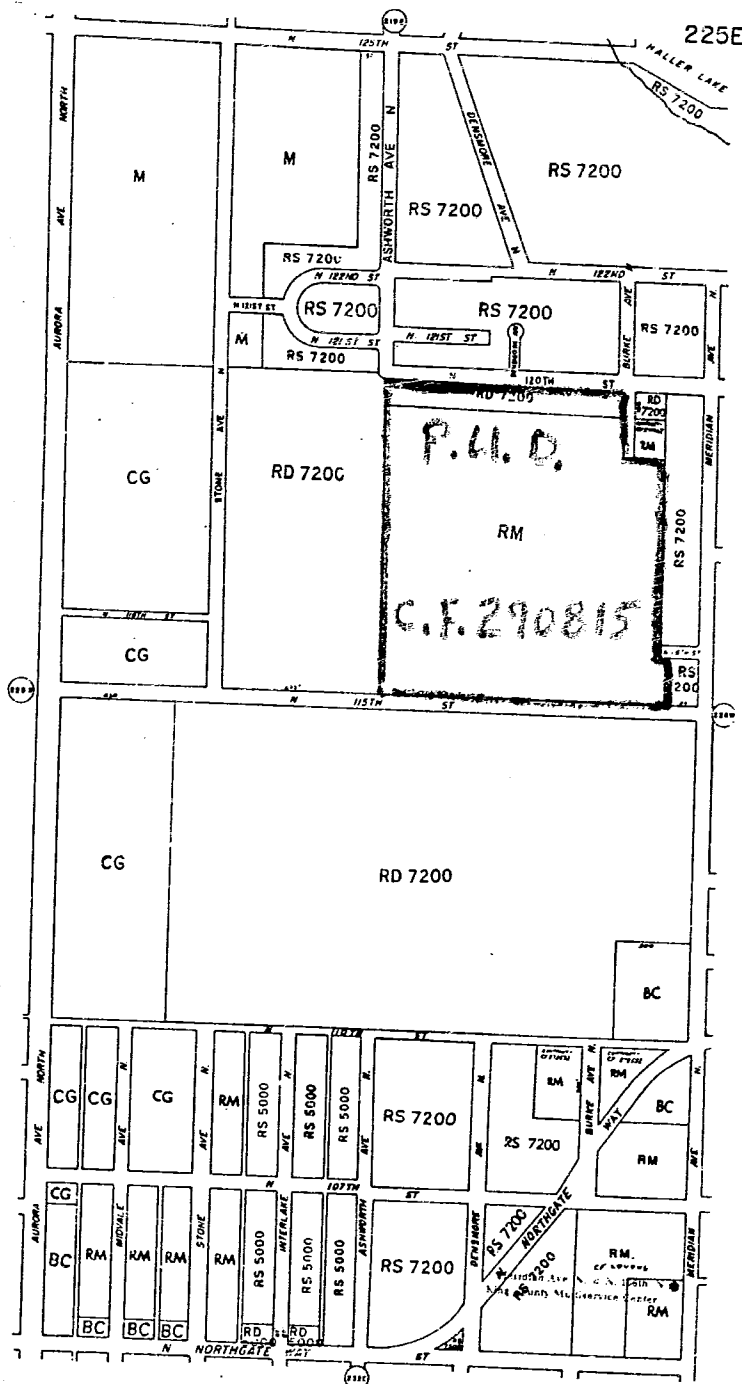
22 ATTEST:

23   
24 City Comptroller and City Clerk

25 By:   
26 Deputy

27 (SEAL)

28 Published \_\_\_\_\_



# LEGEND

- RS 9600-  
Single Family Residence  
Low Density Zone.
- RS 7200-  
Single Family Residence  
Medium Density Zone.
- RS 5000-  
Single Family Residence  
High Density Zone.
- RW-  
Residence Waterfront  
Zone.
- RD 7200-  
Duplex Residence Me-  
dium Density Zone.
- RD 5000-  
Duplex Residence High  
Density Zone.
- RM 1600-  
Multiple Residence Low-  
est Density Zone.
- RM-  
Multiple Residence Low  
Density Zone.
- RMH 350-  
Multiple Residence High  
Density Zone.
- RMV 200-  
Multiple Residence High  
Density Variable Height  
Zone.
- RMV 150-  
Multiple Residence High-  
est Density Variable  
Height Zone.
- RM-MD-  
Multiple Residence-  
Mixed Density Zone.
- BN-  
Neighborhood Business  
Zone.
- BI-  
Intermediate Business  
Zone.
- BC-  
Community Business  
Zone.
- BM-  
Metropolitan Business  
Zone.
- CM-  
Metropolitan Commercial  
Zone.
- CMT-  
Metropolitan Commercial  
Zone Temporary.
- CG-  
General Commercial  
Zone.
- M-  
Manufacturing Zone.
- IG-  
General Industrial Zone.
- IH-  
Heavy Industrial Zone.

24-231

EXHIBIT "A"

3290

# CITY COUNCIL TRANSMITTAL

C. F. #

290815

TO:

Gordon Crandall  
Law Department

Date Sent:

9/22/81

Reply Requested By:

asap

Subject:

Northwest Hospital PUD

FROM:

Michael Hildt, Chair Ud&H Committee

22-1981

**ACTION**  
**- Required**

Review and Return File With Your Answer to Sender

EDWARDS

Review and Answer Petitioner, Return File and Copy of Answer to Sender

Review and Make Recommendations, Return File and Recommendations to Sender  
( ) In Duplicate

XXXX

Prepare Legislation and Return File to Sender pursuant to DCLU July 31st letter and  
Committee amendments to plans.

Additional Information:

  
Signature

# The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported  
and Adopted

Your Committee on *UD Housing*

NOV 4 - 1981

to which was referred

C.B. 102678 Relating to land use and zoning; approving preliminary plans for a residential planned unit development on a 32.198 acre site located north of North 115th Street and south of North 120th Street, generally between Stige Avenue North and Meridian Avenue North (Application of Northwest Hospital) and amending plat 225E, page 14 of the Official Zoning Map of the City of Seattle (page 24-231, Seattle Municipal Code).

*Considered same and recommends that same  
DO PASS*

*[Signature]*

Chairman

Chairman

Committee

Committee

GFC:fmh  
10/19/81

RECORDED THIS DAY

MAR 5 11 57 AM '82

BY THE DIVISION OF  
RECORDS & ELECTIONS  
KING COUNTY

ORDINANCE 110235

AN ORDINANCE relating to land use and zoning; approving preliminary plans for a residential planned unit development on a 32.198 acre site located north of North 115th Street and South of North 120th Street, generally between Stone Avenue North and Meridian Avenue North (Application of Northwest Hospital) and amending plat 225E, page 14 of the Official Zoning Map of the City of Seattle (page 24-231, Seattle Municipal Code).

WHEREAS, an application was filed with the City of Seattle, Department of Construction and Land Use (DCLU) by Waldron, Pomeroy, Polk and Smith, Architects for Northwest Hospital, seeking approval of a residential planned unit development for the properties described in Section 1 herein, pursuant to the provisions of the Zoning Regulations (Title 24) of the Seattle Municipal Code; and

WHEREAS, the Director of DCLU has recommended that the preliminary plans for said residential planned unit development be approved, subject to certain conditions; and

WHEREAS, the Urban Development and Housing Committee of the City Council examined the application and the report and recommendation of the Director, DCLU, received public comment and held a public hearing on the matter, viewed the site and the surrounding neighborhood, and recommended that the preliminary plans be approved for the reasons stated in the report of the Director of Construction and Land Use, dated July 31, 1981, subject to certain additional conditions; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Preliminary plans contained in C.F. 290815 for a residential planned unit development upon the following described property:

That portion of the southeast quarter of the northeast quarter of Section 30, Township 26, North, Range 4 East, W.M., described as follows;

BEGINNING at the northeast corner of said subdivision, and running thence westerly along the northerly line thereof, 350 feet to the true point of beginning of the tract herein described;

8203050532

1 THENCE continuing westerly along said  
2 northerly line to the northwest corner of  
said subdivision;

3 THENCE southerly along the westerly line  
4 of said subdivision to the northerly  
margin of North 115th Street, as conveyed  
5 to King County by deed recorded under  
Auditor's File No. 2193702, records of  
said county;

6 THENCE easterly along said northerly  
7 margin of North 115th Street to a point  
160 feet westerly from the easterly line  
of said subdivision;

8 THENCE Northerly parallel to the easterly  
9 line of said subdivision, 200 feet to the  
southerly margin of North 116th Street,  
10 as shown in Huntoon's Haller Lake  
Addition, as per plat recorded in Volume  
36 of Plats, Page 36, records of King  
11 county;

12 THENCE westerly along said southerly  
margin of North 116th Street, 25 feet to  
13 the southwest corner of said plat;

14 THENCE north 00°29'56" east, along said  
street, to the true point of beginning;

15 EXCEPT the north 30 feet thereof deeded  
16 to the City of Seattle for street pur-  
poses by deed recorded under Auditor's  
File No. 4898294, records of King county.

17  
18 are hereby approved, subject to the conditions recommended by  
19 the Urban Development and Housing Committee as set forth in  
20 Section 2 of this Ordinance, provided the time for substantial completion  
of the planned unit development shall be ten years from  
21 the effective date of this Ordinance. Plat 225E, page 14 of  
22 the Official Zoning Map of the City of Seattle (page 24-231,  
23 Seattle Municipal Code) is hereby amended to indicate the  
24 boundaries of such planned unit development as shown on  
25 Exhibit "A", and the City Clerk is directed to place a copy of  
26 said Exhibit "A" in a volume entitled "Zoning Map Amendments"  
and to reference C.F. 290815 on such copy and the number of  
27 this Ordinance.  
28

8203050532

1 Section 2. The following conditions are hereby imposed:

2 1. Northwest Hospital shall execute an easement for  
3 underground and surface rights to the City of Seattle for  
4 electrical vaults as required by City Light for requested  
5 service.

6 2. Northwest Hospital shall provide the following  
7 fire safety items:

8 A. Vertical clearance for all access roads  
9 needed for fire protection of at least thirteen feet six  
10 inches;

11 B. Fire lane at least twelve feet wide with a  
12 50 ft. wide outside and 25 ft. inside curb turning radius  
13 through the parking lot located on the west side of the pro-  
14 posed Medical Office Building;

15 C. Fire hydrants producing the I.S.O. fire  
16 flow and located so that all portions of the building are  
17 within reach of hose lines not over 500 ft. long.

18 3. Installation, at the applicant's expense, of a  
19 sidewalk connection meeting Engineering Department standards  
20 between the new main entrance on the north side of N. 115th  
21 St. to facilitate pedestrian movements to and from the bus  
22 route.

23 4. A. Access to the Progressive Care Center only  
24 shall be provided at all times at North 120th Street.

25 B. Access to and from the site from its  
26 western boundary shall be closed to all vehicles except  
27 emergency fire fighting vehicles. Removable bollards or shear  
28 posts shall be installed.

C. The City Traffic Engineering Division will  
monitor traffic conditions at the intersection of N. 115th

8203050532

Street and Meridian Avenue North during its regular review of traffic capacity and hazard problems. In the event that the level of service at this intersection has deteriorated because of hazardous conditions so as to require upgrading of the intersection within twelve months following total occupancy of the project (i.e., including construction of the additional three stories to the existing 3-story Medical Arts Building), the necessary intersection improvements shall be made at the Northwest Hospital's expense.

5. Northwest Hospital shall establish a carpool/vanpool program which will include the following elements available to all occupants of the planned unit development:

A. Designation of carpool/vanpool spaces at desirable locations throughout the site on an as-needed basis;

B. Dissemination of information regarding the Seattle/King County Commuter Pool Program;

C. Sponsorship of semi-annual transit-carpool information days in cooperation with the Seattle Commuter Pool Program and METRO Transit;

D. Installation and maintenance of at least one central location for transit route maps and information regarding the location of nearby bus stops;

E. A Transportation Coordinator shall be designated, who shall publicize and monitor the carpool/vanpool program.

6. Northwest Hospital shall improve directional signage along streets leading to the hospital entrances as follows:



1           A. Remove the signs at the intersection of  
2 N. 120th Street/Meridian Avenue N. as soon as the N. 120th  
3 Street entrances are closed;

4           B. Install directional signs at the intersec-  
5 tions of 1st Avenue N.E./N.E. Northgate Way and Corliss Avenue  
6 N./N. Northgate Way indicating travel direction to N.W.  
7 Hospital with minimum disruption of local traffic routes;

8           C. Install directional signs at the intersec-  
9 tion of N. Northgate Way/Meridian Avenue N. indicating direc-  
10 tion of travel to the Hospital for both eastbound and west-  
11 bound traffic on N. Northgate Way.

12 The applicant shall secure approval of all signs from the  
13 Seattle Engineering Department and shall consult with the  
14 Puget Sound Health Systems Agency regarding approval, place-  
15 ment and installation of any permitted new directional signs.

16           7. Northwest Hospital shall advise the construction  
17 operators and supervisors in writing that noise control and  
18 reduction of construction impacts are of particular concern  
19 and importance. The letter shall require the following miti-  
20 gating measures:

21           A. The use of noisy equipment shall be limited  
22 to hours between 7:00 a.m. and 6:00 p.m. on weekdays. Use of  
23 noisy equipment during permitted hours shall be scheduled by  
24 the contractors so as to minimize concurrent operations.

25           B. Electrical and hydraulic equipment shall be  
26 employed, where practicable, in preference to diesel or  
27 pneumatic equipment to minimize noise and air pollution.  
28 Equipment shall not be allowed to idle unnecessarily. Small  
acoustical barriers shall be placed around stationary equip-  
ment and places where noisy equipment is being operated.

1 C. During site preparation and construction,  
2 truck routes to and from the site shall be specified by the  
3 Traffic and Transportation Division of the Engineering  
4 Department. Truck trips shall be planned to avoid coincidence  
5 with peak period traffic. Traffic control personnel shall be  
6 on duty during excavation and construction activities.

7 D. A stream of water shall be directed at all  
8 sources of dust during construction to minimize air pollution.  
9 Care shall be taken to keep mud away from City streets by pro-  
10 viding for on-site wheel washing during construction, and by  
11 designating personnel specifically assigned to remove mud and  
12 debris from the streets on a regular basis.

13 E. Care shall be taken at all times to prevent  
14 obstruction of fire exits or access to fire protection equip-  
15 ment at the existing Northwest Hospital facilities.

16 F. Construction workers' vehicles will be  
17 parked on the site to minimize parking conflicts on adjacent  
18 streets.

19 8. Plans submitted for construction permits shall  
20 comply with all requirements of the Seattle Building Code and  
21 other pertinent laws and ordinances.

22 9. Excavation disposal sites shall be identified  
23 and approved as lawful by DCLU, Building Permit Division,  
24 prior to issuance of any grading or building permits.

25 10. Northwest Hospital shall comply with the miti-  
26 gating measures as set forth in the report and recommendation  
27 of the Director, DCLU, to minimize adverse environmental  
28 impacts identified in the project's environmental impact sta-  
tement.

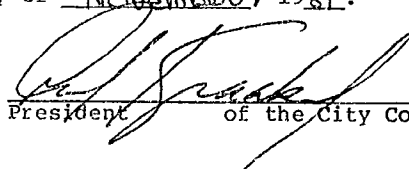
8203050532

1 Section 3. Applicant is hereby authorized to prepare  
2 final plans for the planned unit development which shall be  
3 filed with the Director, DCIU for approval within one year of  
4 the effective date of this Ordinance.

5 Section 4. Any act pursuant to the authority and prior to  
6 the effective date of this Ordinance is hereby ratified and  
7 confirmed.

8 Section 5. This ordinance shall take effect and be in  
9 force thirty days from and after its passage and approval, if  
10 approved by the Mayor; otherwise it shall take effect at the  
11 time it shall become a law under the provisions of the city  
12 charter.

13 Passed by the City Council the 2<sup>nd</sup> day of November,  
14 1981, and signed by me in open session in authentication of  
15 its passage this 2<sup>nd</sup> day of November, 1981.


16   
17 President of the City Council

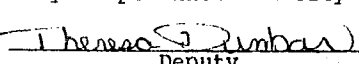
18 Approved by me this 13<sup>th</sup> day of November, 1981.

19   
20 acting Mayor

21 Filed by me this 16<sup>th</sup> day of November, 1981.

22 ATTEST:

23   
City Comptroller and City Clerk

24 By:   
25 Deputy

26 (SEAL)

27 Published \_\_\_\_\_

# ORDINANCE 19023

AN ORDINANCE relating to land use and zoning; approving preliminary plans for a residential planned unit development on a 32.198 acre site located north of North 115th Street and South of North 120th Street, generally between Stone Avenue North and Meridian Avenue North (Application of Northwest Hospital) and amending plat 225E, page 14 of the Official Zoning Map of the City of Seattle (page 24-231, Seattle Municipal Code).

WHEREAS, an application was filed with the City of Seattle, Department of Construction and Land Use (DCLU) by Waldron, Roney, Polk and Smith, Architects for Northwest Hospital, seeking approval of a residential planned unit development for the properties described in Section 1 herein, pursuant to the provisions of the Zoning Regulations (Title 24) of the Seattle Municipal Code; and

WHEREAS, the Director of DCLU has recommended that the preliminary plans for said residential planned unit development be approved, subject to certain conditions; and

WHEREAS, the Urban Development and Housing Committee of the City Council examined the application and the report and recommendation of the Director, DCLU, received public comment and held a public hearing on the matter, viewed the site and the surrounding neighborhood, and recommended that the preliminary plans be approved for the reasons stated in the report of the Director of Construction and Land Use, dated July 31, 1981, subject to certain additional conditions; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Preliminary plans contained in C.P. 290815 for a residential planned unit development upon the following described property:

That portion of the southeast quarter of the northeast quarter of Section 30, Township 26, North, Range 4 East, W.M., described as follows;

BEGINNING at the northeast corner of said subdivision, and running thence westerly along the northerly line thereof, 350 feet to the true point of beginning of the tract herein described;

THENCE continuing westerly along said northerly line to the northwest corner of said subdivision;

THENCE southerly along the westerly line of said subdivision to the northerly margin of North 115th Street, as conveyed to King County by deed recorded under Auditor's File No. 2193702, records of said county;

THENCE easterly along said northerly margin of North 115th Street to a point 160 feet westerly from the easterly line of said subdivision;

THENCE northerly parallel to the easterly line of said subdivision, 200 feet to the southerly margin of North 116th Street, as shown in Buntoon's Waller Lake Addition, as per plat recorded in Volume 36 of Plats, Page 36, records of King County;

THENCE westerly along said southerly margin of North 116th Street, 25 feet to the southwest corner of said plat;

THENCE north 00°29'56" east, along said street, to the true point of beginning;

EXCEPT the north 30 feet thereof deeded to the City of Seattle for street purposes by deed recorded under Auditor's File No. 4898294, records of King County.

are hereby approved, subject to the conditions recommended by the Urban Development and Housing Committee as set forth in Section 2 of this Ordinance, provided the time for substantial completion of the planned unit development shall be ten years from the effective date of this Ordinance. Plat 225E, page 14 of the Official Zoning Map of the City of Seattle (page 24-231, Seattle Municipal Code) is hereby amended to indicate the boundaries of such planned unit development as shown on Exhibit "A", and the City Clerk is directed to place a copy of said Exhibit "A" in a volume entitled "Zoning Map Amendments" and to reference C.P. 290815 on such copy and the number of this Ordinance.

Section 2. The following conditions are hereby imposed:

1. Northwest Hospital shall execute an easement for underground and surface rights to the City of Seattle for electrical vaults as required by City Light for requested service.

2. Northwest Hospital shall provide the following fire safety items:

A. Vertical clearance for all access roads needed for fire protection of at least thirteen feet six inches;

B. Fire lane at least twelve feet wide with a 50 ft. wide outside and 25 ft. inside curb turning radius through the parking lot located on the west side of the proposed Medical Office Building;

C. Fire hydrants producing the I.S.O. fire flow and located so that all portions of the building are within reach of hose lines not over 500 ft. long.

3. Installation, at the applicant's expense, of a sidewalk connection meeting Engineering Department standards between the new main entrance on the north side of N. 115th St. to facilitate pedestrian movements to and from the bus route.

4. A. Access to the Progressive Care Center only shall be provided at all times at North 120th Street.

B. Access to and from the site from its western boundary shall be closed to all vehicles except

emergency fire fighting vehicles. Removable bollards or shear posts shall be installed.

C. The City Traffic Engineering Division will monitor traffic conditions at the intersection of N. 115th Street and Meridian Avenue North during its regular review of traffic capacity and hazard problems. In the event that the level of service at this intersection has deteriorated because of hazardous conditions so as to require upgrading of the intersection within twelve months following total occupancy of the project (i.e., including construction of the additional three stories to the existing 3-story Medical Arts Building), the necessary intersection improvements shall be made at the Northwest Hospital's expense.

5. Northwest Hospital shall establish a carpool/vanpool program which will include the following elements available to all occupants of the planned unit development:

A. Designation of carpool/vanpool spaces at desirable locations throughout the site on an as-needed basis;

B. Dissemination of information regarding the Seattle/King County Commuter Pool Program;

C. Sponsorship of semi-annual transit-carpool information days in cooperation with the Seattle Commuter Pool Program and METRO Transit;

D. Installation and maintenance of at least one central location for transit route maps and information regarding the location of nearby bus stops;

E. A Transportation Coordinator shall be designated, who shall publicize and monitor the carpool/vanpool program.

6. Northwest Hospital shall improve directional signage along streets leading to the hospital entrances as follows:

A. Remove the signs at the intersection of N. 120th Street/Meridian Avenue N. as soon as the N. 120th Street entrances are closed;

B. Install directional signs at the intersections of 1st Avenue N.E./N.E. Northgate Way and Corliss Avenue N./N. Northgate Way indicating travel direction to N.W. Hospital with minimum disruption of local traffic routes;

C. Install directional signs at the intersection of N. Northgate Way/Meridian Avenue N. indicating direction of travel to the Hospital for both eastbound and westbound traffic on N. Northgate Way.

The applicant shall secure approval of all signs from the Seattle Engineering Department and shall consult with the Puget Sound Health Systems Agency regarding approval, placement and installation of any permitted new directional signs.

7. Northwest Hospital shall advise the construction operators and supervisors in writing that noise control and reduction of construction impacts are of particular concern and importance. The letter shall require the following mitigating measures:

A. The use of noisy equipment shall be limited to hours between 7:00 a.m. and 6:00 p.m. on weekdays. Use of noisy equipment during permitted hours shall be scheduled by the contractors so as to minimize concurrent operations.

B. Electrical and hydraulic equipment shall be

employed, where practicable, in preference to diesel or pneumatic equipment to minimize noise and air pollution. Equipment shall not be allowed to idle unnecessarily. Small acoustical barriers shall be placed around stationary equipment and places where noisy equipment is being operated.

C. During site preparation and construction, truck routes to and from the site shall be specified by the Traffic and Transportation Division of the Engineering Department. Truck trips shall be planned to avoid coincidence with peak period traffic. Traffic control personnel shall be on duty during excavation and construction activities.

D. A stream of water shall be directed at all sources of dust during construction to minimize air pollution. Care shall be taken to keep mud and clay from City streets by providing for on-site wheel washing during construction, and by designating personnel specifically assigned to remove mud and debris from the streets on a regular basis.

E. Care shall be taken at all times to prevent obstruction of fire exits or access to fire protection equipment at the existing Northwest Hospital facilities.

F. Construction workers' vehicles will be parked on the site to minimize parking conflicts on adjacent streets.

G. Plans submitted for construction permits shall comply with all requirements of the Seattle Building Code and other pertinent laws and ordinances.

H. Excavation disposal sites shall be identified and approved as lawful by DCLU, Building Permit Division, prior to issuance of any grading or building permits.

I. Northwest Hospital shall comply with the mitigating measures as set forth in the report and recommendation of the Director, DCLU, to minimize adverse environmental impacts identified in the project's environmental impact statement.

Section 3. Applicant is hereby authorized to prepare final plans for the planned unit development which shall be filed with the Director, DCLU for approval within one year of the effective date of this Ordinance.

Section 4. Any act pursuant to the authority and prior to the effective date of this Ordinance is hereby ratified and confirmed.

Section 5. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 2<sup>nd</sup> day of November, 1981, and signed by me in open session in authentication of its passage this 2<sup>nd</sup> day of November, 1981.

President of the City Council

Approved by me this 12<sup>th</sup> day of November, 1981.

Filed by me this 14<sup>th</sup> day of November, 1981.

ATTEST: City Clerk, Treasurer and City Clerk

(SEAL)

By: Thomas J. Dickson, Deputy

Publication ordered by TIM HILL, Controller and City Clerk.

Date of Official Publication in the Daily Journal of Commerce, Seattle, November 18, 1981. (C-914)

C-914

## Affidavit of Publication

STATE OF WASHINGTON  
KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a .....

Ordinance No. 110235

was published on November 19, 1981

*B. Slav*  
Subscribed and sworn to before me on

November 19, 1981

*J. Mahaly*  
Notary Public for the State of Washington,  
residing in Seattle.